

PB# 88-51

Hogan's Realty Heros, Inc.

34-2-5

HOGAN'S REALTY HERO'S, INC.

88-51

-88-51

Approved 9/13/89

General Receipt

10116

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Sept. 1 1988

Received of Daniel & Ann Marie Hogan \$ 25.⁰⁰

Twenty - five and ⁰⁰/₁₀₀ DOLLARS

For Site Plan Review # 88-51

DISTRIBUTION

FUND	CODE	AMOUNT
CH # 784		25. ⁰⁰

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend

Town Clerk
Title

General Receipt

10857

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Sept. 5 1989

Received of Hogan's Realty Services, Inc. \$ 288.⁶⁰

Two Hundred eighty - eight and ⁶⁰/₁₀₀ DOLLARS

For #88-51 Planning Board Fee 100.⁰⁰ Eng. Fee 100.⁰⁰ 188.⁶⁰

DISTRIBUTION

FUND	CODE	AMOUNT
CH # 1278		288. ⁶⁰

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend

Town Clerk
Title

CH#784		25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline M. Townsend
Town Clerk
 Title

General Receipt

10857

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, N. Y. 12550

Received of Hogan's Realty Services, Inc. \$ 288.60

Two Hundred eighty-eight 60 DOLLARS

For #88-51 Planning Board Fee 100.00 Eng. Fee 100.00 188.60

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CE #1278</u>		<u>288.60</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline M. Townsend
Town Clerk
 Title

County File No. NWT 9 89 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
 Section 239, Paragraphs 1, m & n, of the
 General Municipal Law)

Application of Daniel J. Hogan
 for a Site Plan - Frontage/Access NYS 207
 County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
 within 7 days of local action.

APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON _____
 BY _____

RESULTS OF P.B. MEETING

DATE: October 14, 1992

PROJECT NAME: Hogan, Daniel

PROJECT NUMBER Old file - #

LEAD AGENCY: 10-14-92

NEGATIVE DEC: 10-14-92

PUBLIC HEARING: Waived 10-14-92

DISCUSSION:

the Board has no problem because he exceeds
requirements

SEND TO ORANGE CO. PLANNING: No site changes being made

DISAPPROVED AND REFERRED TO Z.B.A.: YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVED 10-14-92 APPROVED CONDITIONALLY _____

NEED NEW PLANS: YES _____ NO _____

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: _____

Submit new plan with minutes attached.

HOGAN, DANIEL - ROUTE 207 - SITE PLAN 88-51

MR. Dan Hogan appeared before the board.

MR. HOGAN: I went to see Mike, I'm exploring some option for the property that I have approval for an office site at 589 Route 207. And in discussing it with Mike, I looked at the requirements for retail in the NC zone which you have copies of and in all respects, the site plan I submitted which is approved for office space, meets the requirements for retail. There's really only one difference and that is in the parking area and the parking area for the office site is one space for 200 square feet. The space required for retail is one for 150 with an allowance for 25 percent storage. It really kind of equates. In any event, the site plan calls for on the actual physical site now has 11 spaces. The building is just a hair below 900 square feet, I believe. What I am looking to do is actually I came to Mike and I said do I need to go through the process of having this, you know, resubmitted as a site plan, to have it approved as a retail, possible retail use.

MR. LANDER: How many spaces do you need?

MR. HOGAN: Five or six and I have 11.

MR. BABCOCK: Just basically.

MR. LANDER: Only five or six?

MR. BABCOCK: He's required to have 5 and he's providing 11. Basically, maybe I could give you a little input, too, is that when we have a change of use every project typically it's got to go in front of a Planning Board. This use change is not changing anything as far as demonstrating anything on the plan other than the fact that it doesn't really demonstrate on this plan that it isn't even an office building only in the parking calculation so I think this would set some standards for myself so that when people do come in and talk to me, if Dan was going to open up a gasoline service station of course that is a major change, substantial change of use. We're going to go

through that but when we're going through one use to another use, that is not really changing any of the area requirements and as you guys can see changing parking requirements does have to make a full application to the Planning Board and get a site plan approval.

MR. PETRO: Let's go over the parking because that really is the only one that it does change and as we had discussed earlier and for other board members, if we have one per 150 for retail and one for 200 on business but you're allowed to take 25 percent difference after you take the 25 percent difference out for storage, on the retail, it's the same exact thing so in reality they are both identical.

MR. EDSALL: Not speaking for the specific case because this obviously is a case where he exceeds whatever he needs, we just had a number of these in another municipality that I represent and the problem we have encountered the way the State looks at it is different than how the Town Planning Board has to look at it. You can't unilaterally change from retail to office from retail to office without addressing State Code compliance. He's lucky that his site plan would meet either requirements with no changes. Many wouldn't, many would meet the office requirement but not necessarily the retail or you'd have to limit the amount of retail space and if there's no provision on the plan to limit it, you're again left hanging out where you have no protection so in general, I'm not saying what you want to do on this since it's a unique case, I think deal with it as you want in general. I'd suggest that if people want to have both uses, reflect them both on a plan and limit the retail or if it's not limited because you have enough parking as Dan does say it can be either. If you need to limit it, limit it on the plan and show both uses, indicate that they are both in the same use group classification bulk requirement.

MR. PETRO: If I understand you right, you're saying what you're doing is not setting a precedent but we're looking at Dan Hogan site plan.

MR. EDSALL: Because he exceeds the requirements but I think in the future, keep in mind it's not a good thing to do. If somebody wants to have both as an option, show both, have him show that it can be all office, all retail or 75 percent retail and 100 percent office and make it clear that when there's change in uses, that he must apply to the Town building inspector for a permit because we found out that in another municipality when it was approached very loosely, we found out that the State of New York in fact said you were creating code violations for the State.

MR. PETRO: On this particular application, you feel that he is so over?

MR. EDSALL: Here I don't think it's a problem. I think we should just make it that it's a unique case and that other applications may have to make a whole new application or amendment application.

MR. BABCOCK: Basically I didn't make the decision that is why Dan is here tonight, that is why you gentlemen need to make the decision. Basically anyone of these can come in front of a board as the same thing under discussion thing and the board make the determination.

MR. SCHIEFER: I have no problem.

MR. LANDER: I have no problem only because he exceeds his requirements.

MR. EDSALL: You may want to suggest that he file a new plan that reflects that both uses. Again, five years down the road, retail ends, somebody says you are approved for office. You may want to file a plan and attach the minutes and have it indicate both office and retail and include a note that upon the change from one use to the other, at any time, they must come to the Town building inspector's office to determine what requirements may apply. Just so down the road it's clear what you did.

MR. PETRO: We can possibly if all the members do agree, approve this just with the subject to that plan

will be generated with the minutes attached to it.

MR. SCHIEFER: Dual purpose approval.

MR. LANDER: That is what you're looking for, Dan?

MR. HOGAN: Yes.

MR. SCHIEFER: I make a motion that Town of New Windsor Planning Board take lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Town Board take lead agency on the Dan Hogan Site Plan.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Just so the minutes so that if anybody questions it what we're actually putting on record here is that in fact the change doesn't create any environmental problems or impacts that would be not equivalent between the two uses so there's not a concern.

MR. PETRO: Motion for negative dec?

MR. LANDER: I make a motion that we declare neg dec.

MR. SCHIEFER: I'll second it.

MR. PETRO: Motion has been made and seconded for New Windsor Planning Board to declare negative dec on the Dan Hogan Site Plan.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE

MR. LANDER AYE
MR. PETRO AYE

MR. DUBALDI: Shouldn't we have done the public hearing first, that is what I meant to say?

MR. SCHIEFER: You want to have a public hearing?

MR. DUBALDI: Waiving the public hearing before you declare negative dec?

MR. DUBALDI: I was going to make a motion before.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing on the Dan Hogan Site Plan. Is there any further discussion from the board members?

ROLL CALL

MR. SCHIEFER AYE
MR. DUBALDI AYE
MR. LANDER AYE
MR. PETRO AYE

MR. EDSALL: Within 500 foot of the State highway, you're not proposing any site change whatsoever looking purely at clarifying that the same uses in the same group in the Town Code you want to have that flexibility so--

MR. PETRO: With that information, I deem it that it is not necessary to go to Orange County Planning. Rest of the members feel the same way?

MR. SCHIEFER: Your statement number 6 will be required.

MR. EDSALL: I don't have comments on this one.

MR. PETRO: Somebody give me a motion, I'll do the subject to on it.

October 14, 1992

73

MR. LANDER: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded to approve Dan Hogan Site Plan by the New Windsor Planning Board subject to a new plan being generated with the minutes of this meeting attached to it and delivered to the building inspector's office within 30 days. Is there any further discussion?

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DANIEL J. HOGAN

DECISION GRANTING
AREA VARIANCE

#89-36.

-----X

WHEREAS, DANIEL J. HOGAN, residing at Shelly Road, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for a 2.9 ft. front yard variance for an existing structure located at 589 Little Britain Road in an NC zone; and

WHEREAS, a public hearing was held on the 10th day of July, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared by his surveyor, William Hildreth, L. S. of Grevas and Hildreth; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to front yard in order to allow an office in an existing one-family structure.

3. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable front yard would be required in order to allow an office within the bulk regulations contained in the NC zone and rejection of same would cause practical difficulty to Applicant since relief sought by Applicant is not substantial in relation to the required bulk regulations.

4. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

5. The requested variance will produce no effect on the population density or governmental facilities.

6. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

7. The interest of justice would be served by allowing the granting of the requested variance.

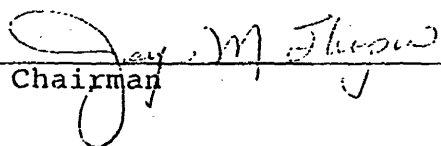
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2.9 ft. front yard variance sought by Applicant in accordance with the site plan filed with the Building Inspector, dated 8/31/89 and revised on 4/6/89.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 14, 1989.


Chairman

HOGAN'S REALTY SITE PLAN (88-51) ROUTE 207

Mr. William Hildreth came before the Board representing this proposal.

Mr. Schiefer: We do not have a copy of the decision.

Mr. VanLeeuwen: I make a motion to approve the Hogan's Realty Site Plan 88-51 subject to the Planning Board getting the necessary paperwork from the Zoning Board of Appeals.

Mr. Schiefer: Before we go any further, what happened at the Zoning Board of Appeals?

Mr. Hildreth: The public hearing was held at the Zoning Board of Appeals for the front yard setback variance. It was an existing condition. There was no public comment, it was passed unanimously and that was that. A couple of minor items I have addressed as per the last Planning Board meeting. There was a no parking sign added at your suggestion because of the widening of the road here or widening of the driveway didn't was to put--have anybody think they can park there. The area of the easement was deducted from the lot area to conform to regulations and we identified the edge of pavement a little better so you can see it. That was it.

Mr. Pagano: The sign will be internally lit, not externally lit?

Mr. Hildreth: I do not know their preference.

Mr. Pagano: Sometimes something like this, they can spend a million bucks and suddenly get cheap on the sign. I want to avoid what they call glare factor, two spotlights hanging there. If that is going to be done right, it should be an internally lit sign that is conducive to the area. The area is dressing up very nicely and I'd like to make sure that that sign is internal illumination.

Mr. Hildreth: There is a permit required to erect a sign, I believe.

Mr. VanLeeuwen: Yes.

Mr. Soukup: Note on the bottom of the sign detail indicates that they are going to do what you said you didn't want.

Mr. Pagano: That is what I am trying to avoid.

(Attorney for Applicant): If the light is facing into the sign and it is kind of a tunnel around there, is that okay?

Mr. Pagano: Basically you have got two spotlights, it is not rich, it makes your place look cheap. It is much more conducive.

(Attorney for Applicant): I don't think it will be a problem with Mr. Hogan.

7-26-89

Mr. Soukup: I make a motion that we approve Hogan's Realty Site Plan (88-51) subject to an internally lit sign and subject to the receipt of the zoning variance decision sheet.

Mr. Pagano: I will second that motion.

Mr. Hildreth: I will strike that note that is on the plan and substitute interior lighting.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Schiefer	Aye

ZONING BOARD OF APPEALS
June 12, 1989

(ZBA DISK#5-061289.ZBA)

AGENDA: (REVISED)

7:30 P.M. - ROLL CALL

Motion to accept minutes of 05/22/89 meeting as written.

PRELIMINARY MEETING:

ET UP FOR

BLIC HEARINGS (1) ROSENBERG, WM. - Request for 13' 4 " height and 213 parking space variances for expansion of Big V Shopping Center on Route 32 in C zone. Present: Norman Wax and Alan R. Lewis, Esq.

ET UP FOR

BLIC HEARINGS (2) VANACORE, JOSEPH - Request for 35 ft. height variance to erect a 80 ft. communications relay tower on property located at 429 Little Britain Road in P.I. zone. Present: Robert Butts, Esq.

ET UP FOR

BLIC HEARINGS (3) SCHULTZ, ROBERT - Request for 28 ft. rear yard variance to construct deck at 23 Farmstead Road in R-4 zone.

ABLE (4) PIZZO, JOHN - Request for use/area variances for office complex on southside of Route 207 in R-4 zone. Matter referred by Planning Board. This is 3rd preliminary. Present: Daniel J. Bloom, Esq.

ET UP FOR

BLIC HEARINGS (5) JOLLIE, EDWARD - Request for 6 ft. 2 in. sideyard variance to construct garage addition at 36 Harth Drive in an R-4 zone.

(6) VAN LEEUWEN, HENRY - Second Preliminary meeting - Request for use variance for retail sales, 12 ft. building height and 50 s.f. sign variance to construct facility on Route 32 in PI zone. Present: Elias D. Grevas, L. S.

ET UP FOR

BLIC HEARINGS (7) HOGAN, DANIEL J. - Request for 2.9 ft. front yard variance for offices in existing building located on Route 207 across from ASPCA in a N.C. zone. Present: Elias D. Grevas, L. S.

NO PUBLIC HEARINGS ARE SCHEDULED FOR THIS EVENING.

FORMAL DECISIONS: (1) MARS/MAXIMUS
(2) OWENS, ETHEL
(3) K.W.G. REALTY, INC.

Pat 565-8550 (o)
562-7107 (h)

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P-B
File No. 88-51

Date 16 MAY 1989

To: DANIEL J. HOGAN
342 SHELLY ROAD
NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated 30 AUG 88
for (~~Subdivision~~ - Site Plan)
located at RT 207

is returned herewith and disapproved for the following reasons.

VARIANCE FOR FRONT YARD SETBACK
REQUIRED


Planning Board Chairman
CARL SCHEIFER

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>10 000 SF</u>	<u>26 003 SF</u>	<u>—</u>
Min. Lot Width <u>100 FT</u>	<u>160 FT</u>	<u>—</u>
Req'd Front Yd. <u>40 FT</u>	<u>37.1 FT</u>	<u>2.9 FT</u>
Req'd. Side Yd. <u>15-35 FT</u>	<u>29.4-115.7 FT</u>	<u>—</u>
Req'd. Rear Yd. <u>15 FT</u>	<u>112 FT</u>	<u>—</u>
Req'd. Street Frontage* <u>N-A</u>	<u>166.1</u>	<u>—</u>
Max. Bldg. Hgt. <u>35 FT</u>	<u>17 FT</u>	<u>—</u>
Min. Floor Area* <u>NA</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>NA</u> %	<u>—</u> %	<u>—</u> %
Floor Area Ratio ^{**} <u>1</u>	<u>.03</u>	<u>—</u>

* Residential Districts only

** Non-residential Districts only

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914-565-8550)
TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS

HOGAN'S REALTY SITE PLAN (88-51) ROUTE 207

Mr. William Hildreth came before the Board representing this proposal.

Mr. Hildreth: This is the second appearance of this plan before the Board. The comments of 8 February have been addressed. The main reason for being here tonight is to be referred to the Zoning Board of Appeals for a determination on the existing condition on the front yard setback. It does not comply with the current zoning. One of the open items from the last meeting was the Planning Board's determination on a public hearing. They were going to wait until they had a site visit. It is my understanding they have had their visit.

Mr. VanLeeuwen: Yes, we did. There is several things we want to discuss, Bill. One of the things is the ten parking places, they have to be paved.

Mr. Hildreth: There is a note on there to that affect.

Mr. McCarville: It says proposed edge of pavement but we'd like this area to be paved.

Mr. Hildreth: There is some driveway back there.

Mr. McCarville: Proposed paved parking area ten spaces, that is what I'd like to see.

Mr. Hildreth: Okay, I thought I was saying that there.

Mr. McCarville: What is edge of pavement, it could be blacktopped curbing. It could be anything.

Mr. Hildreth: Understood, no problem.

Mr. McCarville: This driveway is all paved.

Mr. Hildreth: Yes and again the new proposed edge is right here, all of this is intended to be, all of this is intended to be paved.

Mr. McCarville: This has to be paved.

Mr. Hildreth: Yes. What we have got is to many lines, you have got an existing paved driveway proposal to widen it to here.

Mr. VanLeeuwen: I make a motion that we approve the Hogan's Realty Site Plan 88-51.

Mr. Schiefer: The objective here is for this vote to refer it to the Zoning Board of Appeals.

Mr. McCarville: I will second this motion.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No

ROLL CALL (CONT'D):

Mr. Soukup	No
Mr. Lander	No
Mr. Jones	No
Mr. Schiefer	No

Mr. Soukup: Just indicate by some kind of a sign for no parking.

Mr. Hildreth: Is a public hearing necessary. You were going to decide after the site tour.

Mr. VanLeeuwen: I don't think we need a public hearing.

Mr. McCarville: I'd like to see what the Zoning Board of Appeals does with it before we make that decision.

Mr. Lander: Is the Zoning Board of Appeals, they are going to the Zoning Board of Appeals for the 37 feet front yard, right, that is the only thing.

Mr. Hildreth: That is the only non-conformance here.

Mr. Lander: I don't think we need a public hearing.

Mr. Jones: No.

Mr. Soukup: No.

Mr. Schiefer: There is your answer, no.

Mr. VanLeeuwen: The only thing that bothers me is that they are already in there and already operating.

Mr. Schiefer: The general opinion seems to be there is not one required.

Mr. Rones: No decision is being made pending the result of the Zoning Board of Appeals referral.

Mr. Hildreth: Mark, do you have any comments.

Mr. Edsall: The only adjustment you have to make again because of the change since you started the plan is that the easement for the sewer has to be subtracted off the lot area that doesn't create any problems.

Mr. Hildreth: Just show the numbers on the plans.

Mr. Edsall: Yes.

Mr. Hildreth: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-51
WORK SESSION DATE: 4-4-89 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED:
PROJECT NAME: Hogan's Realty.
COMPLETE APPLICATION ON FILE _____ NEW _____ OLD _____
REPRESENTATIVE PRESENT: Bill Hildeeth
TOWN REPS PRESENT: BLDG INSP. ✓
FIRE INSP. ✓
P/B ENGR. ✓
OTHER (Specify) Joe Ranes

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 1) Joe needs ZBA referral
 - 2) Bill to send to OC Planning Cert Mail
 - 3) HC detail ramp.
 - 4) Fix access to Rt 207.
- Set for 4/26/89 P/B mtg.

3MJES9

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 51

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
88-51	26809	02/04/89	TIME	NJE	MC HOGAN	60.00	0.40	24.00			
88-51	26877	02/07/89	TIME	NJE	MC DUPLICATE ENTRY	60.00	0.00	0.00			
88-51	27902	02/07/89	TIME	NJE	CL HOGAN	19.00	0.50	9.50			
88-51	32347	04/04/89	TIME	NJE	MC HOGAN REALTY	60.00	0.30	18.00			
88-51	32976	04/19/89	TIME	NJE	MC HOGAN REALTY	60.00	0.30	18.00			
88-51	33394	04/24/89	TIME	NJE	MC HOGAN REALTY	60.00	0.30	18.00			
88-51	33415	04/25/89	TIME	NJE	MC HOGAN REALTY	60.00	0.20	12.00			
88-51	33773	04/25/89	TIME	NJE	CL HOGAN REALTY	19.00	0.50	9.50			
TASK TOTAL								109.00	0.00	0.00	109.00
GRAND TOTAL								109.00	0.00	0.00	109.00

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 April 1989
SUBJECT: Hogan's Realty Heroes, Inc.

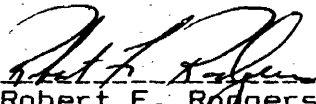
PLANNING BOARD REFERENCE NUMBER: PB-88-51

FIRE PREVENTION REFERENCE NUMBER: FPS-89-036

A review of the above referenced subject site plan/ sub-division was conducted on 28 April 1989.

This site plan is approved.

PLAN DATED: 6 April 1989, Revision 1



Robert F. Rodgers; CCA
Fire Inspector

CC:M.E.



Louis Heimback
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by TOWN OF DECATUR PLANNING BOARD D P & D Reference No. NLRT 9-89M
40 GOREVASI HILLOETH County I.D. No. 34 1 2 15

Applicant DANIEL J. HOBAN

Proposed Action: SITE PLAN: REAL ESTATE OFFICE

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NYS 207

Comments: _____

Related Reviews and Permits N.Y.S. DEPT. OF TRANSPORTATION

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions: _____

APRIL 11, 1989
Date

Peter Garrison
Commissioner

Revised Plans

88-51

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., XXXXXX SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Elias D. Greves for the building or subdivision of

Hogans Realty Heroes Inc has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

There is no water in this area

HIGHWAY SUPERINTENDENT

Steve Br...

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

CC: M.E.

HOGAN'S REALTY - SITE PLAN(88-51) - ROUTE 207

Elias Grevas, L.S., came before the Board representing this proposal.

Mr. Pagano: Lou, before you go any further, I'd like to read the comments we have from the other departments. There is, from Bobby Rogers our fire inspector dated 11 October of 1988. He finds it unacceptable. The concrete wall ramp may not change directions without having a level platform. This ramp does not conform to the requirements of Title 9 or ANSI A 117.1. The walk must also be extended to proposed edge of pavement. Handicapped parking should be convenient to the main entrance of the building. I reserve decision on the garage being used as a parking space until such time as the building plans are submitted. And, that is from Bobby Rogers, fire inspector. Next is from the building inspector, I am sorry, correct myself, it is from the water superintendent. There is no town water in this area as yet. Okay, that is the only two comments we have.

Mr. Grevas: It is an existing residence to be converted to offices which this is in an NC zone so those are the requirements at hand. I'd like to address one item and that is that on Bobby Rogers letter and that is that the ramp does come to the edge of the proposed driveway. The proposed driveway maybe, I should color it a little bit.

Mr. Soukup: You need to identify it.

Mr. Grevas: This is the edge of the driveway here. Now, what we are doing is we are using the existing entrance but widening on the property because at the present time, it is like a split driveway. The property line runs down between the two driveways. The Ambury (phonetic) property and this property, so we propose to push it into the property here and use the existing highway entrance. As far as the handicapped spacing, the problem with the site is if you look at the topo and the finished floor elevations, you can see it. The property is the finished floor of the building is 106 elevation, 106 and out on the driveway is about 103. Down in the back we have some lower elevations, down in the 98, 99 and 100 so that is the problem of trying to put in a handicapped ramp. We put it in the front yard because it was the most level and we could make the one to 12 slope but apparently, there has to be a resting place according to Mr. Rogers comments in the center of that walk, someplace which now we don't really change direction, it is a long curve but I guess that is a matter of interpretation which we will have to take up with him. The other alternative I suppose and maybe Mike can check me on this is if we provide handicapped space at the lower level and we provide facilities on the basement floor, would that cover it. The same, a conference area downstairs to meet with people at the handicapped level down at the lower level that doesn't apply.

Mr. Babcock: No, that doesn't apply. Lou, just to go back on the curved ramp is not an acceptable ramp, you can change directions in a ramp per New York State code which is the ANSI code but you have to have a level area, you can make a 90 degree turn there and do it.

Mr. Grevas: We tried to eliminate a 90 by putting the curve in.

Mr. VanLeeuwen: Have you been talking to Jerry Zimmerman lately. I see you are using the garage for a parking space. That is what he pulled on us.

Mr. Grevas: Why not. We meet the requirements and more.

Mr. Soukup: Is there a second floor on the building.

Mr. Grevas: One-story frame 880 square feet.

Mr. VanLeeuwen: There is a full basement.

Mr. Grevas: But you will see in the parking calculations we are way over.

Mr. Soukup: I assumed single floor so you are not taking credit for any office space in the basement either, right.

Mr. Grevas: No.

Mr. Soukup: Can you note that, that there should be no occupancy in the basement.

Mr. VanLeeuwen: You took the words out of my mouth.

Mr. Grevas: Yes.

Mr. Babcock: What are they going to do with the basement, use it for storage.

Mr. Grevas: Yes.

Mr. Soukup: When you identify the edge of the paving that will answer the question about the curb meeting the edge of the driveway. You probably should show a striped walkway on the edge of the black-top.

Mr. Grevas: I don't have a copy of those comments yet. That doesn't answer the question of the handicapped space. It is not convenient to the front entrance but I don't know how to address that given the elevation on the property. Do you have any suggestions.

Mr. Edsall: By code, it is supposed to be the closest parking space to the access to the main entrance. I am not aware of any foot distance requirement so I have been told, we are trying to determine if there is one.

Mr. Babcock: To my knowledge, there is no distance as far as measurement distance, foot distance. The way I read the code is that it has to be the closest based to the primary entrance to the building.

Mr. Edsall: Vince, were you commenting on the possibility of a sidewalk along the driveway.

Mr. Soukup: A striped walk lane separated from the traveled pavement way and that would extend back toward the handicapped space.

Mr. Edsall: I prefer having you recommend a separate sidewalk because in the winter, the stripe doesn't do much good.

Mr. Soukup: At the end of the walk which extends the handicapped space would be at the end of the walk so you did answer the access question too.

Mr. Grevas: The only question I would have is I will have to check my grades to make sure he can get one to 12 on the ramp grade.

Mr. Pagano: It is a regular laundry list, let's address each one.

Mr. Soukup: There will have to be some replanted to revegetated area between the building because you are showing regrading between the edge of the building and the edge of the blacktop, you show a new contour indicating new grading.

Mr. Grevas: To the west of the building.

Mr. Soukup: Yes.

Mr. Pagano: A suggestion is that the Planning Board Attorney determine if this is a change in use and if a variance is necessary for this nonconformance. We don't have an attorney tonight so we are not going to be able to get an opinion. Number 3, the parking arrangements appear acceptable. Number 4, handicapped access to the building is to my understanding that the ramp walk in the front--

Mr. McCarville: I think we have covered that pretty thoroughly also. We have two comments, one from the water and one from the fire department. Do we have an opinion from DOT or anything else like that needed.

Mr. VanLeeuwen: You don't need it because it is an existing curb cut. When we talked about the sidewalk for handicapped, are they going to be able to get a wheel chair from the rear. It is going to be pretty steep.

Mr. Grevas: I am going to check the grade.

Mr. Pagano: Number 6, or number 7, this plan will require submittal to the Orange County Department of Planning and 8 we should take the position of SEQR.

Mr. McCarville: I make a motion that we take lead agency position as it pertains to the SEQR process with regard to Hogan's Realty Site Plan (88-51).

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Pagano	Aye

Mr. McCarville: One thing I want to make clear, the proposed parking spaces, this is all going to be asphalt.

Mr. Grevas: Yes, over on the right side where it says proposed edge, that is the dark line, if you want it noted in another place, I can do that.

Mr. McCarville: Can you just put parking area total parking area to be surfaced blacktopped.

Mr. Grevas: I have a question of the Board. On the submittal to the County Planning Department, do we do that or does the town do that.

Mr. Babcock: The town does not do that.

Mr. Edsall: Why don't you send that out, that way--

Mr. Pagano: The Planning Board should determine whether the public, a public hearing is appropriate for this site plan.

Mr. VanLeeuwen: I make a motion that we waive the public hearing with regard to Hogan's Realty Site Plan (88-51).

Mr. McCarville: I will second that motion. What is near this on the location map. Is there a zone change within a thousand feet of this.

Mr. Babcock: Within 200 feet back on each side, is NC but they are residential.

Mr. McCarville: Isn't there are proposed residential subdivision behind this.

Mr. Babcock: It is towards where it says to Union Avenue, it is down by Perry Sign.

Mr. McCarville: I have some concerns, we have a situation down there where Nugent lives, I just want to make sure there is nothing behind this, all right.

Mr. Pagano: Motion to waive the public hearing is up for discussion at this point.

Mr. Lander: Cristie's (phonetic) property goes right behind here. It is a residence but that goes all the way across the back and there is a sewer easement back there.

Mr. Soukup: How big is Cristie's property in acreage?

Mr. McCarville: I'd like to have that motion postponed until such time that we just eyeball this behind here.

Mr. Grevas: The Cristie property wraps around in back and comes up onto 207 according to the maps, total acreage of 1 acre according to the tax maps.

Mr. VanLeeuwen: I suggest we walk this.

Mr. Pagano: If you can, Lou, give us some sort of a map that shows the surrounding property to some degree.

Mr. Babcock: Do we need to discuss a bond on this.

Mr. McCarville: That is a good idea.

Mr. Grevas: My only question is time here if you decide you should hold a public hearing based on the walk over, will we know it before we get put back on.

Mr. Pagano: Until the walk is done, we are not going to know anything.

Mr. Grevas: If the public hearing is called for unless you specifically waive it so right now, you have not waived it so at that point, I will proceed on getting everything ready to go for that except for getting the assessors list unless on the walk over, you decide that there is no need for it.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 Oct 1988

SUBJECT: Hogan's Realty House, Inc.

Planning Board Reference Number: Not Supplied #88-51

Fire Prevention Reference Number: 88-89

A review of the above referenced subject site plan/subdivision was conducted on 11 October 1988, with the following being noted.

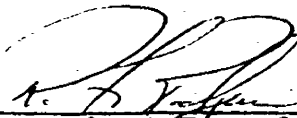
The proposed concrete walk/ramp may not change directions without having a level rest platform. This ramp does not conform to the requirements of Title 9 or ADSE A117.1

Walk must also be extended to proposed edge of pavement.

Handicapped parking should be convenient to the main entrance of building

I reserve decision on the garage being used as a parking space until such time as the building plans are submitted

This site plan/subdivision is found unacceptable.



Robert F. Rodgers; CCA
Fire Inspector

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H.

O.C.P. WATER, SEWER, HIGHWAY REVIEW FORM:

D. P. W.

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by
Elias D. Greves CS- for the building or
subdivision of Hogans Realty Heroes, Inc. has been
reviewed by me and is approved ✓,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water in this area as yet.

HIGHWAY SUPERINTENDENT

Stam D. D. N.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CONSUMPTION TAXES OFFICE
Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Sept 1/88
Date Received July
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project HOGAN'S REACTY HEROES, INC. (SITE PLAN)
2. Name of Applicant DANIEL J. HOGAN Phone 561-4743 567-1111
Address 342 SHELLEY ROAD NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record RICHARD M. PORTZER Phone (UNLISTED)
Address P.O. 2 SILVER STREAM RD. NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the SOUTH side of ROUTE 207
300 feet EAST
(Street) (Direction)
of WEATHER OAK HILL ROAD
(Street)
7. Acreage of Parcel 0.60 ± 8. Zoning District NC
9. Tax Map Designation: Section 34 Block 2 Lot 5
10. This application is for CONVERSION OF SINGLE FAMILY RESIDENCE TO
REAL ESTATE OFFICE - NO INCREASE IN BUILDING SIZE
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? NO

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership
Section N/A Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Richard M. Ortiz
(Owner's Signature)

30 day of AUGUST 1988

Daniel J. Hogan
(Applicant's Signature)

Ruth J. Eaton
Notary Public

Contract Vendor
(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4573512
Commission Expires October 31, 1988

REV. 3-87

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>DANIEL J. HOGAN</u>	2. PROJECT NAME <u>HOGAN'S REALTY HEROES, INC</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>SOUTH SIDE OF ROUTE 207; 300' EAST OF WEATHER OAK HILL ROAD</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>CONVERTING SINGLE FAMILY DWELLING INTO REAL ESTATE OFFICE - NO INCREASE IN BUILDING SIZE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.60</u> acres Ultimately <u>0.60</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>DANIEL J. HOGAN</u>	Date: <u>31 Aug. 1988</u>
Signature: <u>[Signature]</u> <u>ELIAS D. GROVES, L.S.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**
- C1.** Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2.** Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
- C3.** Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
- C4.** A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
- C5.** Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
- C6.** Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
- C7.** Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**
☐ Yes ☐ No. If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | |
| 11. <input checked="" type="checkbox"/> No Property Owners (Item #10) | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 39. <input checked="" type="checkbox"/> Building Locations |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 16. <input checked="" type="checkbox"/> North Arrow | 43. <input checked="" type="checkbox"/> Sign Details |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 22. <input checked="" type="checkbox"/> Landscaping | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 24. <input checked="" type="checkbox"/> Screening | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 25. <input checked="" type="checkbox"/> Access & Egress | |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Rev. 3-87

Date: 31 AUGUST 1988

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

RICHARD M. PORTZER, deposes and says that he
resides at P.O. 2 SILVER STREAM RD. NEW WINDSOR
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of TAX LOT 5 BLOCK 2 SECTION 34

which is the premises described in the foregoing application and
that he has authorized ELIAS D. GREVAS, L.S.
to make the foregoing application as described therein.

Date: August 30, 1988

Richard M. Portzer
(Owner's Signature)

William B. Hildreth
(Witness' Signature)

ART AIRPORT

N.Y.S. ROUTE 207

TO UN

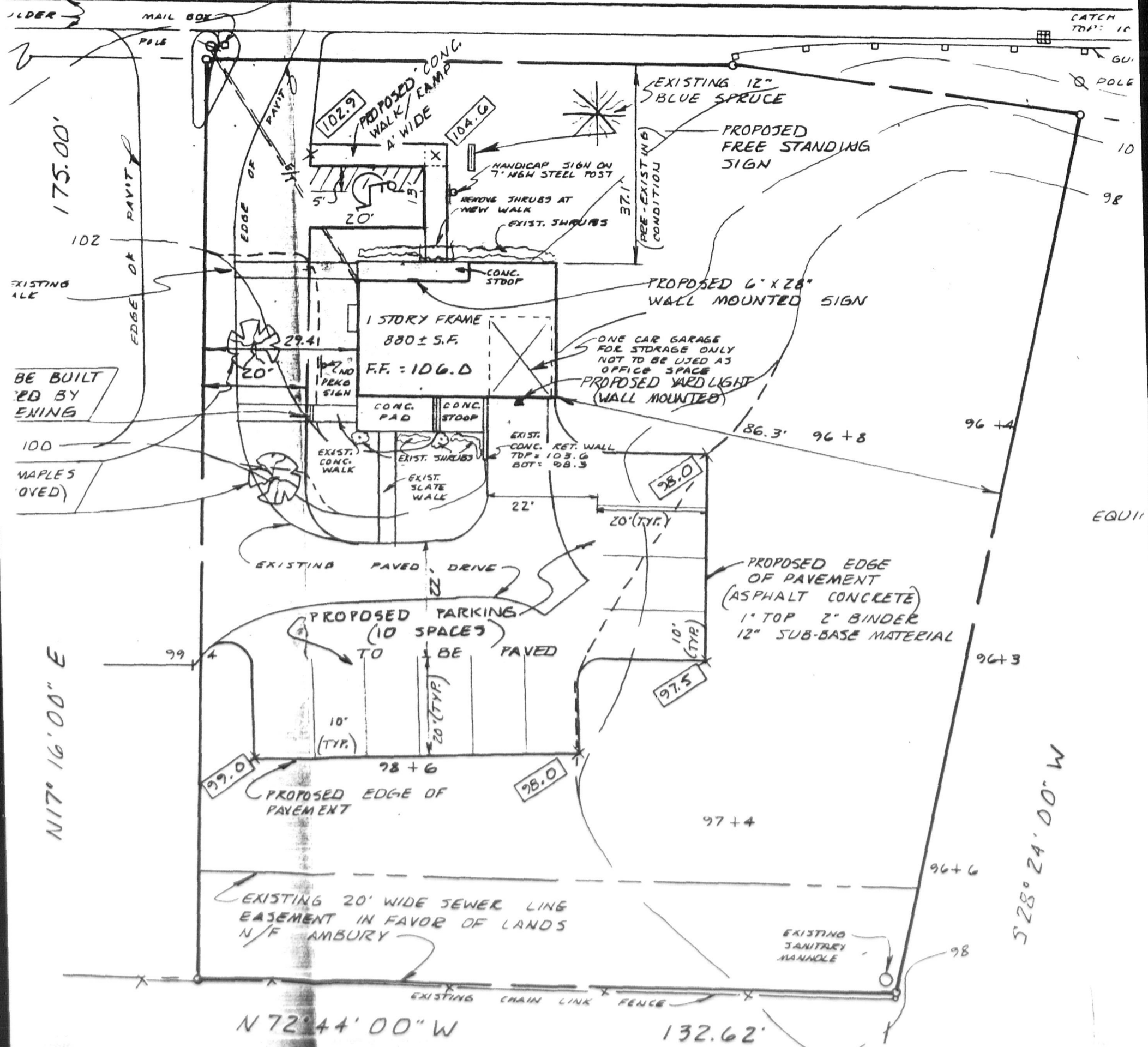
S 72° 44' 00" E

100.00'

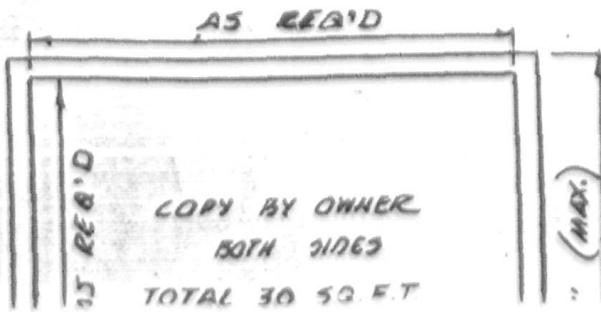
103 + 0

567° 04' 00"

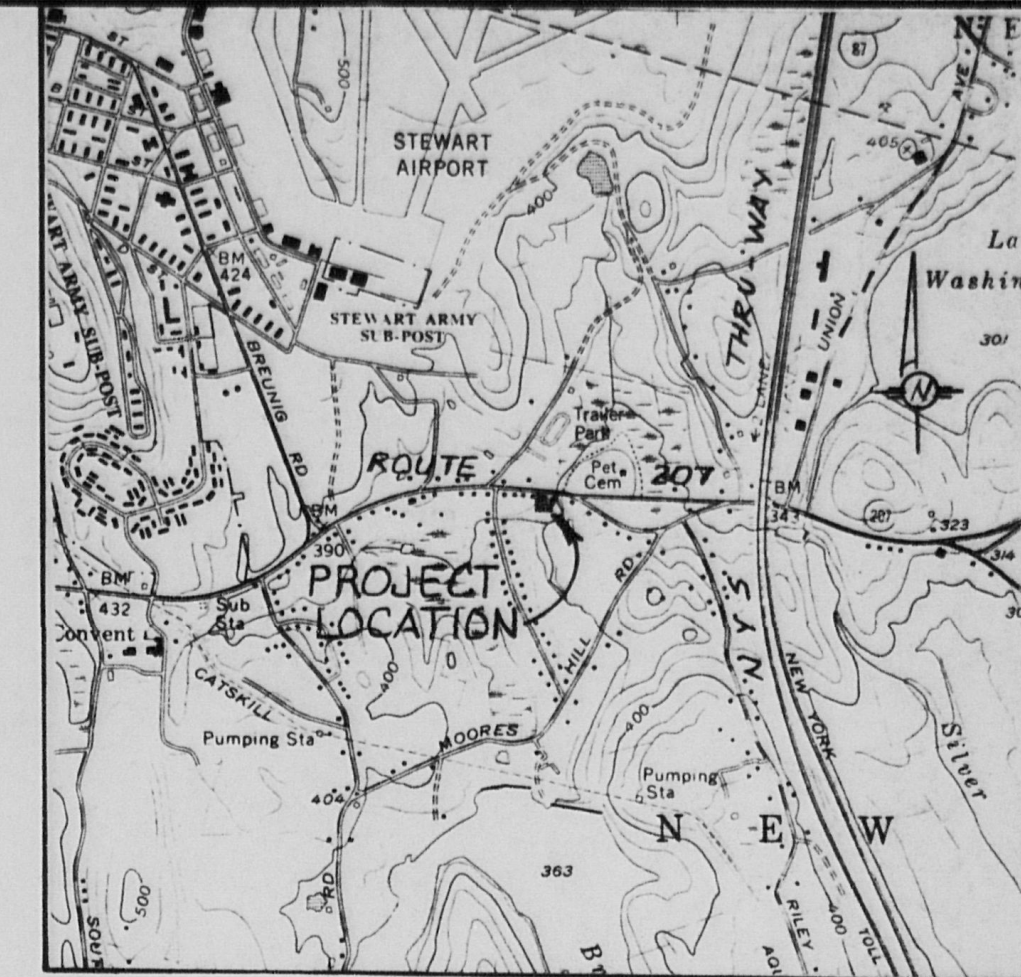
66.10



N/F
CHRISTIE
L. 1862 P. 1084
EC. 34 BLK. 2 LOT 3



[illegible]



AREA LOCATION PLAN
SCALE: 1" = 2,000' ±

NOTES

- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 34, Block 2, Lot 5.
- APPLICANT: Daniel J. Hogan
342 Shelly Road
New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 26,003 +/- S.F. 0.60 +/- AC.
- PROPERTY ZONE: N C
- PROPOSED USE: Real Estate Office
Retail
- WATER SUPPLY: Existing Well
- SANITARY SEWAGE DISPOSAL: Sewer District # 19
- Boundary & Topographic data shown hereon is from a field survey completed by the undersigned on 18 August 1988.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.
- Existing trees and shrubs to remain unless otherwise noted.
- Pavement coverage: 6,045 S.F./23%
- Open Space: 19,078 S.F./73%

PARKING SCHEDULE

Required: 1 Space per each 200 S.F. of Building: TOTAL 5 SPACES
Provided: 11 SPACES
* FOR OFFICE AND RETAIL

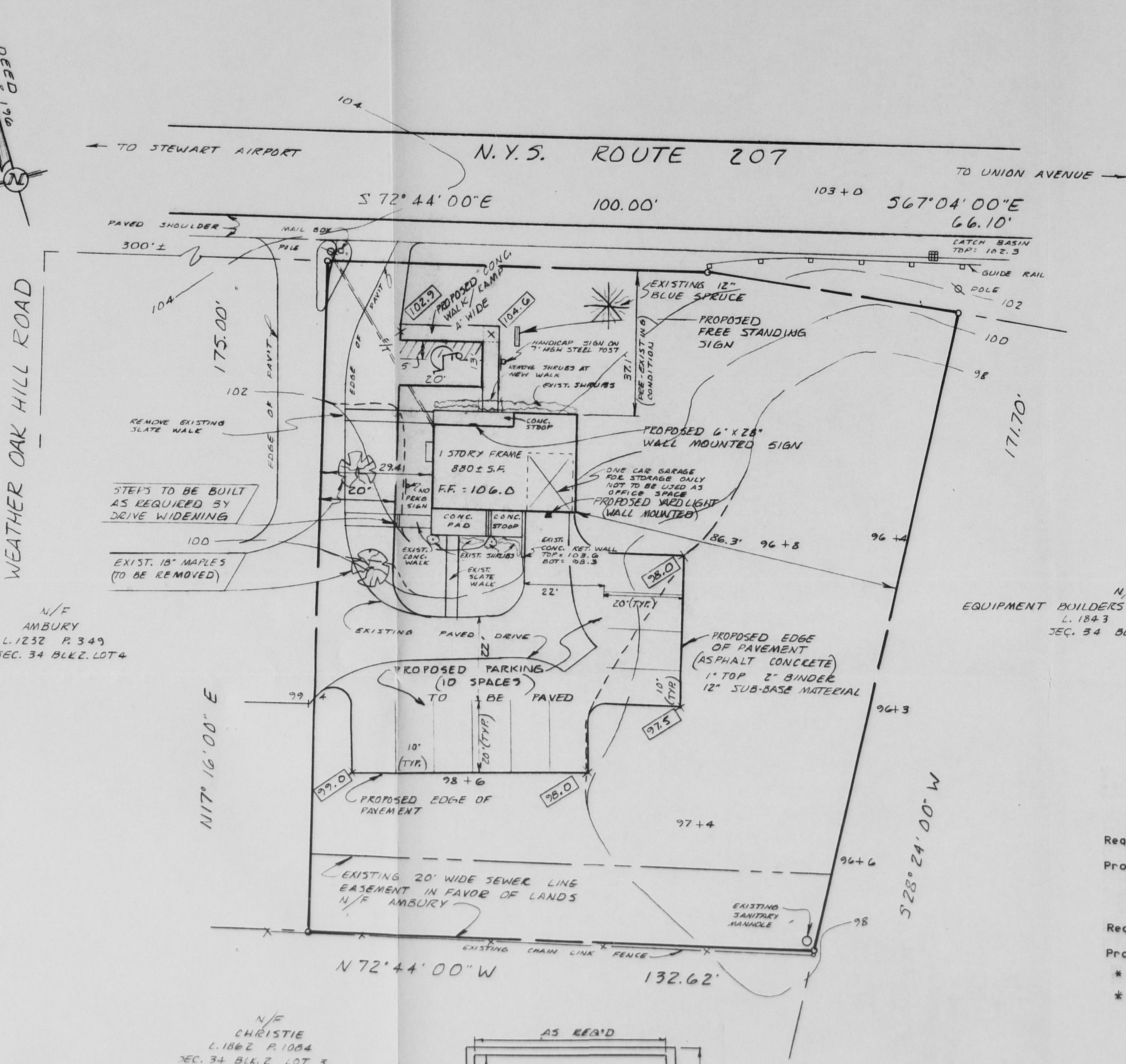


HANDICAPPED PARKING SIGN DETAIL
NO SCALE
NOTE: PAVED HANDICAPPED PARKING SPACE TO BE PAINTED WITH APPROPRIATE MARKINGS

N C ZONE BULK TABLE

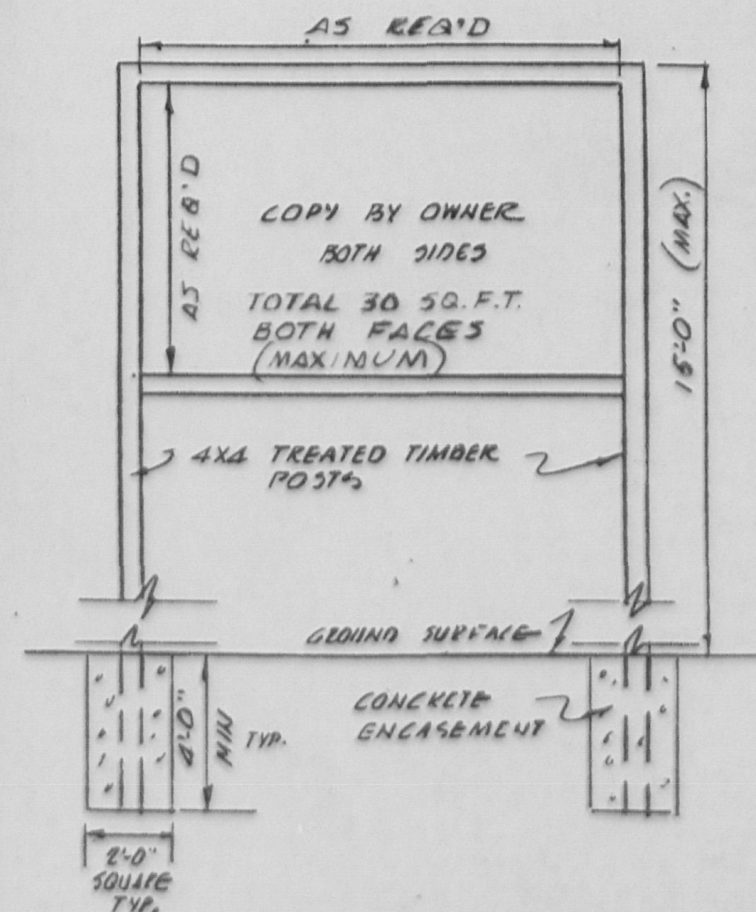
Min. Lot Area	Min. Lot Width	Req'd Front Yard	Req'd Side Yard(s)	Req'd Rear Yard
Required: 10,000 SF	100'	40'	15'/35'	15'
Provided: 26,003 SF (EASEMENT SUBTRACTED)	160' +/-	37.1*	29.4'/115.7'	112' +/-
Min. St. Frontage	Max. Bld'g Hgt.	Floor Area Ratio		
Required: N/A	35'	1		
Provided: 166.1'	17' +/-	0.03		

* Existing Condition
* THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS FOLLOWING A PUBLIC HEARING ON 10 JULY 1989 GRANTED THE NECESSARY VARIANCE TO THIS PLAN AS DEFINED IN THE APPLICATION THEREFOR.



LEGEND

EXISTING SPOT ELEVATION	98.0
EXISTING CONTOUR	100 ——— 100
PROPERTY LINE	—————
EASEMENT LINE	—————
OVERHEAD POWER LINES	——— 6/1
PROPOSED SPOT ELEVATION	98.0 +
PROPOSED CONTOUR	—————



FREE-STANDING SIGN
NO SCALE
NOTE: SIGN IS TO HAVE INTERNAL ILLUMINATION

1989 REVISIONS BY:
Grevas & Hildreth, P.C.
LAND SURVEYORS
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12550
TEL: (914) 662-6627

REVISED 16 OCTOBER 1992 PER PLANNING BOARD APPROVAL OF 14 OCTOBER 1992

PLANNING BOARD APPROVAL:
SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON NOV 3 1992
BY RONALD LANDER
SECRETARY
PLANNING BOARD NO. 58-51



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

PLAN FOR:
HOGAN'S REALTY HEROES, INC.
TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK

REVISIONS:

DATE	DESCRIPTION	Drawn	Checked
6/16/89	GENERAL REVISIONS	WJH	
7/11/89	REV. PER PL. BOARD COMMENTS		
OF 4/24/89 & ZBA 1178			
OF 7/10/89			
12/18/89	REVISION # 2		

Scale: 1" = 20'

Date: 31 AUG 1988

Job No: 88-091